



REPUBLIC RANCHES LLC

Our Legacy is in the Land

CROSS ROADS RANCH

38+/- Acres | \$2,949,000 | Denton County, Cross Roads, TX

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DESCRIPTION

The Cross Roads Ranch is a noteworthy north Texas property with investment potential for future development. This property is located near central Denton County and south of Hwy 380.

ASSOCIATE CONTACT

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LOCATION

This ranch is located near central Denton County in the city limits of Cross Roads. The property is accessed from Potter Shop Road with approximately 1/4 mile of paved frontage.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Approximately 40% of the property is wooded with the remaining portions in open fields. The soils are sandy loam and the topography is generally flat with some elevated portions on the eastern side with a variety of oak trees. The pasture contains mostly improved grasses and is utilized for hay production.

WATER

Mustang Special Utility District 4" water line runs along the west side of Potter Shop road and the property has a good water well.

ELECTRICITY

Denton County Electric services the home and improvements.

MINERALS

The seller does not own any minerals.



OTHER

The annual taxes are estimated at \$1,725. A transmission line runs along the north boundary and contains 4 power poles. The road/driveway on the south boundary is also a secondary access easement for the neighbor on the east.



IMPROVEMENTS

The home on the property has 2,447 square feet and was constructed in 1987. It has an attached garage and a few outbuildings. The improvements and acreage have been well maintained.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A **BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Republic Ranches, LLC</u>	<u>9000612</u>	<u>info@republicranches.com</u>	<u>(888) 726-2481</u>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Bryan Pickens</u>	<u>592462</u>	<u>bryan@republicranches.com</u>	<u>(214) 552-4417</u>
Designated Broker’s Name	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Agent’s Supervisor’s Name	License No.	Email	Phone
<u>Spencer Reed</u>	<u>643344</u>	<u>reed@republicranches.com</u>	<u>(918) 607-9859</u>
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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